BLOCK N LOT 5
OAK GROVE SUB #3 PB 3/51

GILL ALLISON GLYNN &/CRONK JOSHUA ROBERT
1893 PALM DRIVE
FERNANDINA BEACH, FL 32034

2024

00-00-30-042D-000N-0050

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	05	DIST 1A 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06

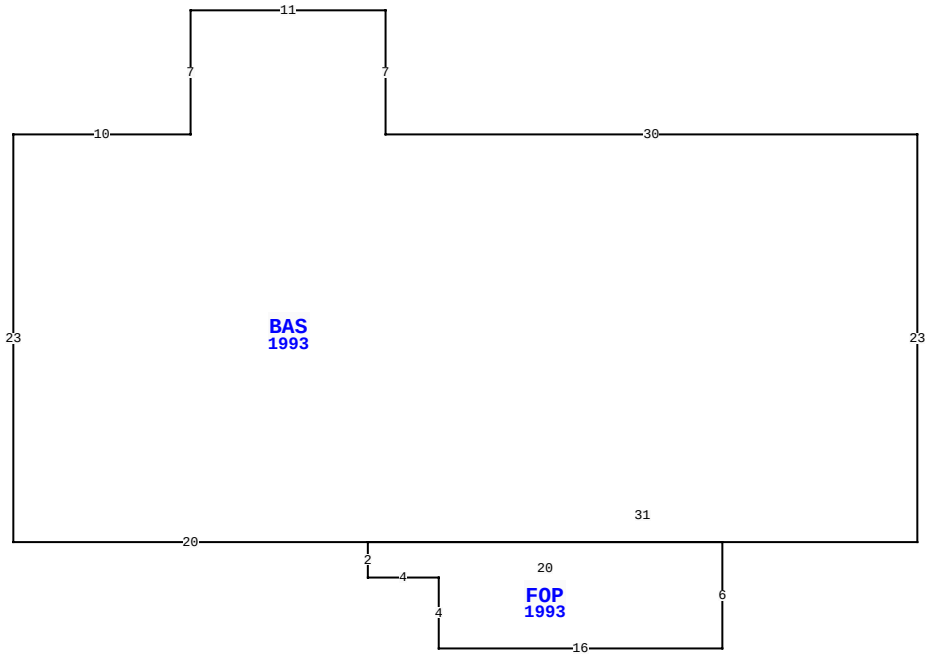
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 02
NEIGHBORHOOD/LOC 2018.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,250	100	1,250	220,151
FOP	104	30	31	5,460
TOTALS	1,354		1,281	225,611

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,281	142.3240	177.90	227,890	1941	2020	0	0	0	1.00	99.00

1 SNGL FAM – 100% - 2023 Heated Area: 1250 HX Base Yr 2023



1893 PALM DR, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/11/2024 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		225,611
TOTAL MARKET OB/XF VALUE		7,379
TOTAL LAND VALUE - MARKET		130,000
TOTAL MARKET VALUE		362,990
SOH/AGL Deduction		30,233
ASSESSED VALUE		332,757
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		282,757
TOTAL JUST VALUE		362,990
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		323,065

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2552/0570	4/04/2022	WD	Q	I	01	418,000
GRANTOR: WESEMAN RODNEY A & JE						
GRANTEE: GILL ALLISON GLYNN						
2552/0568	7/03/2019	WD	U	I	11	100
GRANTOR: ISLE AMELIA PROPERTIE						
GRANTEE: WESEMAN RODNEY A &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W30 N7 W11 S7 W10 S23 E20 FOP=[YR=1993] S2 E4 S4 E16 N6 W20 $ E31 N23 $.

EXTRA FEATURES

LN	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1990	1990	3	68	2,380	
2	1242	WD DECK A	0	100	0	0	492.00	SF	10.00	10.00	100	2019	2019	3	86	4,231	
3	0940	SHEDS/PORT	0	100	8	16	128.00	SF	30.00	30.00	100	1990	1990	3	20	768	

LAND DESCRIPTION

TOTAL OB/XF 7,379

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000100	C	SFR	100		RSF-	2100.00	150.00	100.00	FF		1.00	1.00	1.00	1,300.00	1,300.00	130,000							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 130,000 Market: 0 Agricultural: 0 Common: 130,000 PRINTED 08/06/2024 BY SYS